

- DESIGN STATEMENT / OBJECTIVES**
- PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILE, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE SITE. WHERE PLANTING AREA EXCEEDS EIGHT FEET IN WIDTH, MOUNTING SHALL BE USED. PLANTING SHALL BLEND WITH DESIGNS PROPOSED FOR ADJACENT PROPERTY.
 - ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
 - ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
 - COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY. SEE FINAL PLANTING PLANS FOR INSTALLATION LAYOUT, DETAILS AND SPECIFICATIONS.
 - ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
 - VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OR TREES, SHRUBS AND/OR GROUND COVERS. HOWEVER, THESE AREAS SHALL NOT DETRACT FROM THE BUILDING AS THE FOCUS OF THE SITE.
 - LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE - A MINIMUM OF TWO PERCENT (2%) AWAY FROM BUILDING IN PLANTING AREAS. SEE CIVIL ENGINEERING PLANS FOR FINAL GRADING.
 - IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS. IRRIGATION WILL UTILIZE RECYCLED WATER.
 - IRRIGATION SYSTEMS SHALL UTILIZE LOW PRECIPITATION FIXED AND POP-UP STEAM ROTOR, SHRUB SPRAY AND BUBBLER HEADS FOR TRANSITIONAL LANDSCAPE AREAS. ADJACENT OPEN SPACE, PARKWAY'S PARKING AREA, LANDSCAPING, BUILDING PERIMETER LANDSCAPE PLANTING AND ALL LAWN AREAS, POP-UP SPRAY HEADS SHALL BE USED ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS.
 - ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
 - ALL PLANTING AREAS WILL BE PRIVATELY MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.

MINIMUM TREE SEPARATION DISTANCE	
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entries)	10 feet
Intersection (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

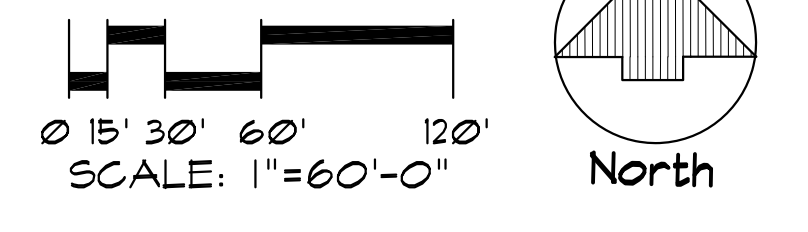
GRASS-LINED SHALE NOTE:
ALL WATER QUALITY VEGETATED SHALES SHALL BE PLANTED WITH SLOPE SAVER-2 HYDROSEED MIX.

MAINTENANCE NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ON-GOING LANDSCAPE MAINTENANCE OF THE PARKWAY AND MEDIAN PLANTINGS, DETENTION BASINS, VEGETATED SHALES, AND SLOPE PLANTINGS UNTIL SUCH TIME AS A MAINTENANCE DISTRICT IS FORMED.

NOTE:
LANDSCAPING AND VEGETATION SHALL COMPLY WITH THE HAWANO INDUSTRIAL PARK CONCEPTUAL FIRE PROTECTION PLAN DATED 6-30-10. ANY PROPOSED EXCEPTIONS, PROPOSED ALTERNATIVES, REQUESTS FOR CLARIFICATIONS OR OFFICIAL DETERMINATIONS MUST BE SUBMITTED TO THE RURAL FIRE PROTECTION DISTRICT FIRE CHIEF FOR APPROVAL.

SEE SHEET L-4 FOR PLANT LIST
SEE SHEET L-3 FOR LANDSCAPE STREET SECTIONS

PRELIMINARY LANDSCAPE PLAN
NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.



TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE • LAND PLANNING
9903 BUSINESS PARK AVE. SUITE 100 • SAN DIEGO, CA 92131
TEL: (619) 693-9241 FAX: (619) 693-9242



REVISIONS

BY

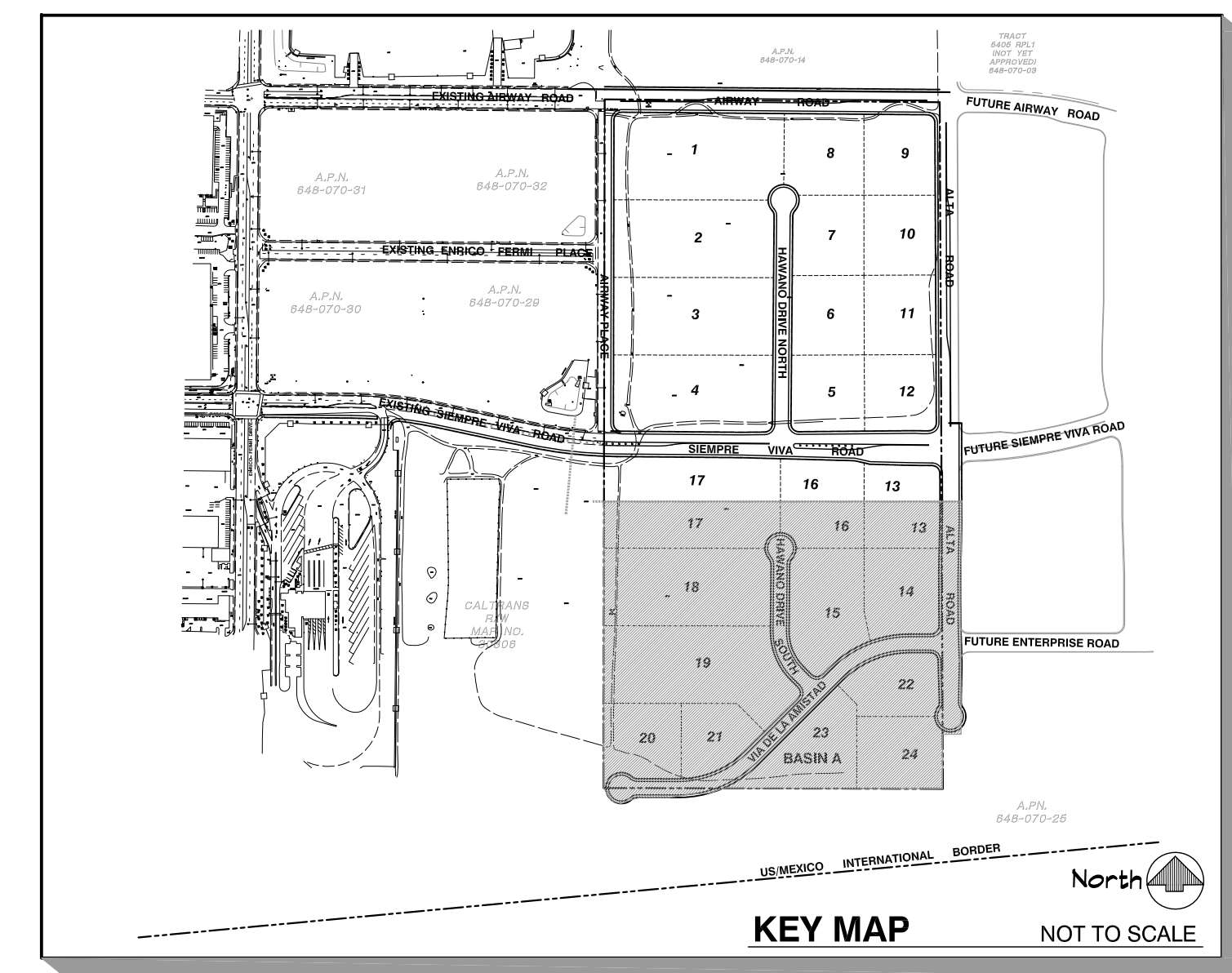
Kinley-Horn and Associates, Inc.
2011 KINLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and Environmental Consultants
401 B Street, Suite 600
San Diego, California 92101
Tel: (619) 234-9411 Fax: (619) 234-9433

PRELIMINARY LANDSCAPE PLAN

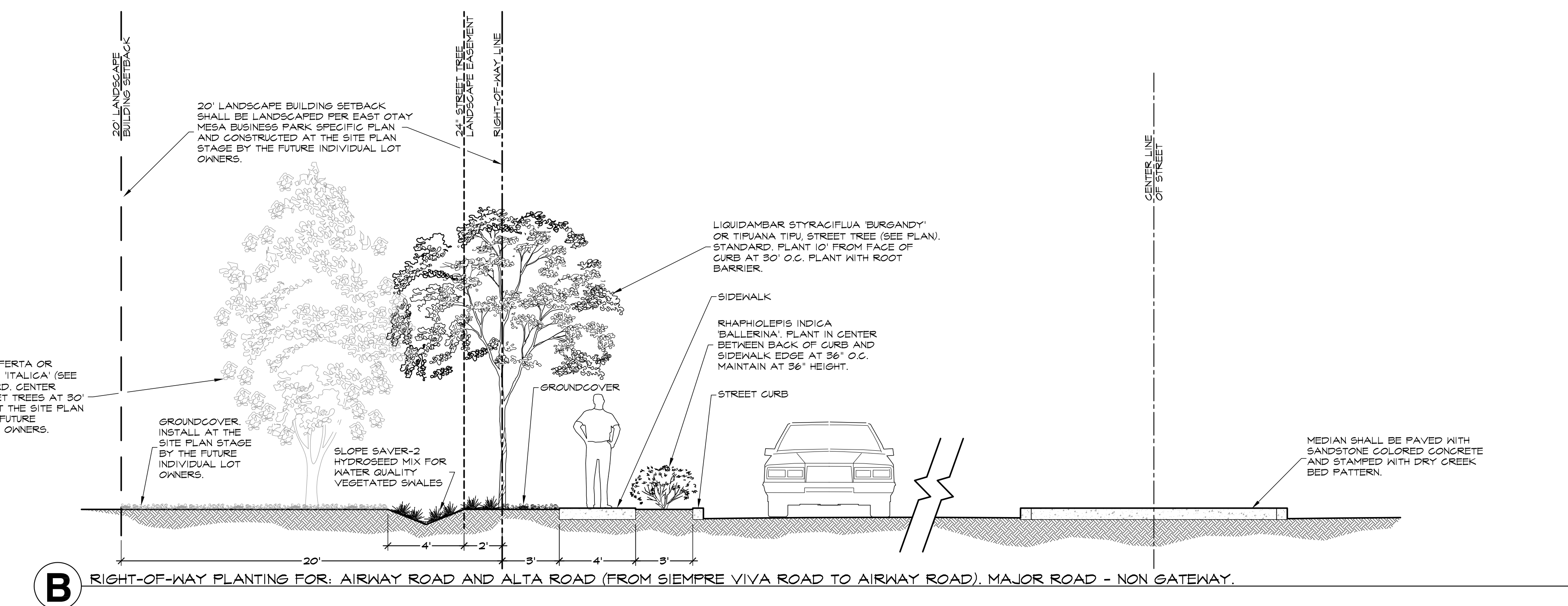
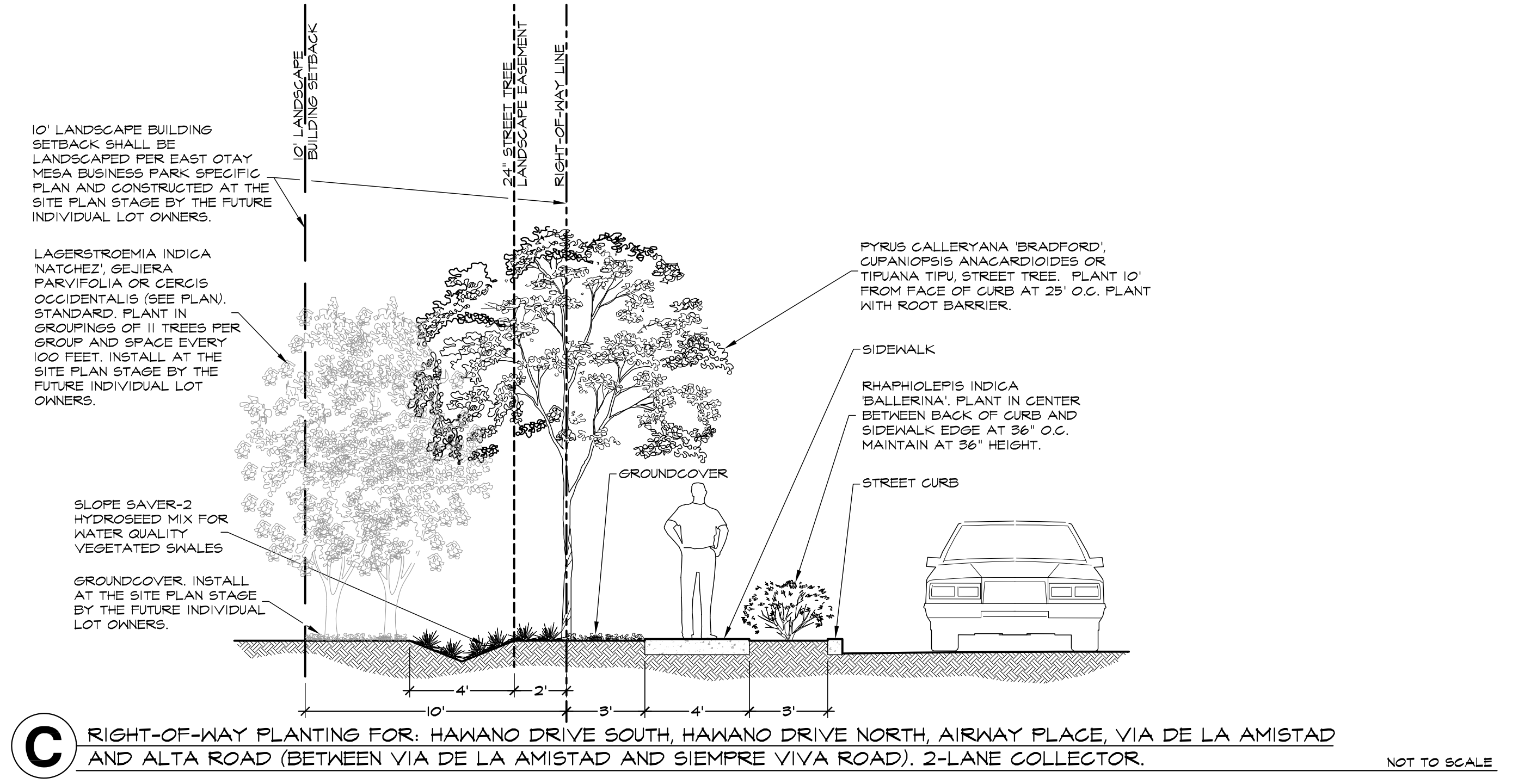
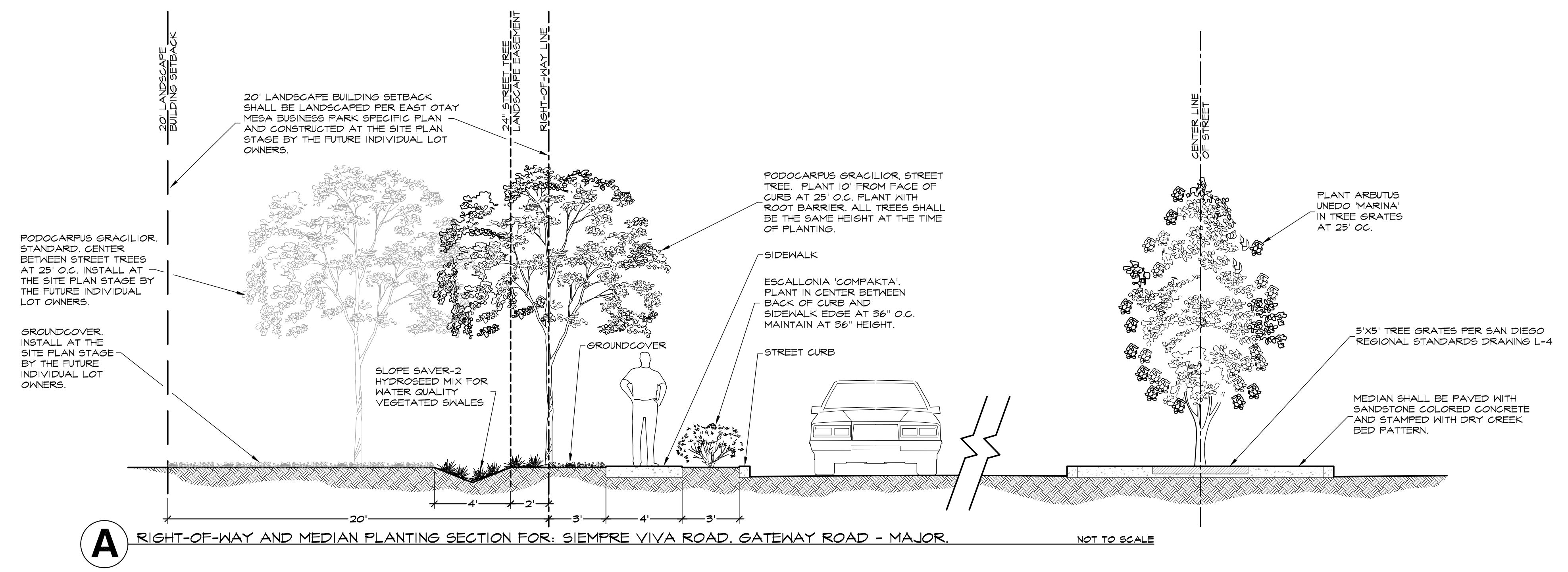
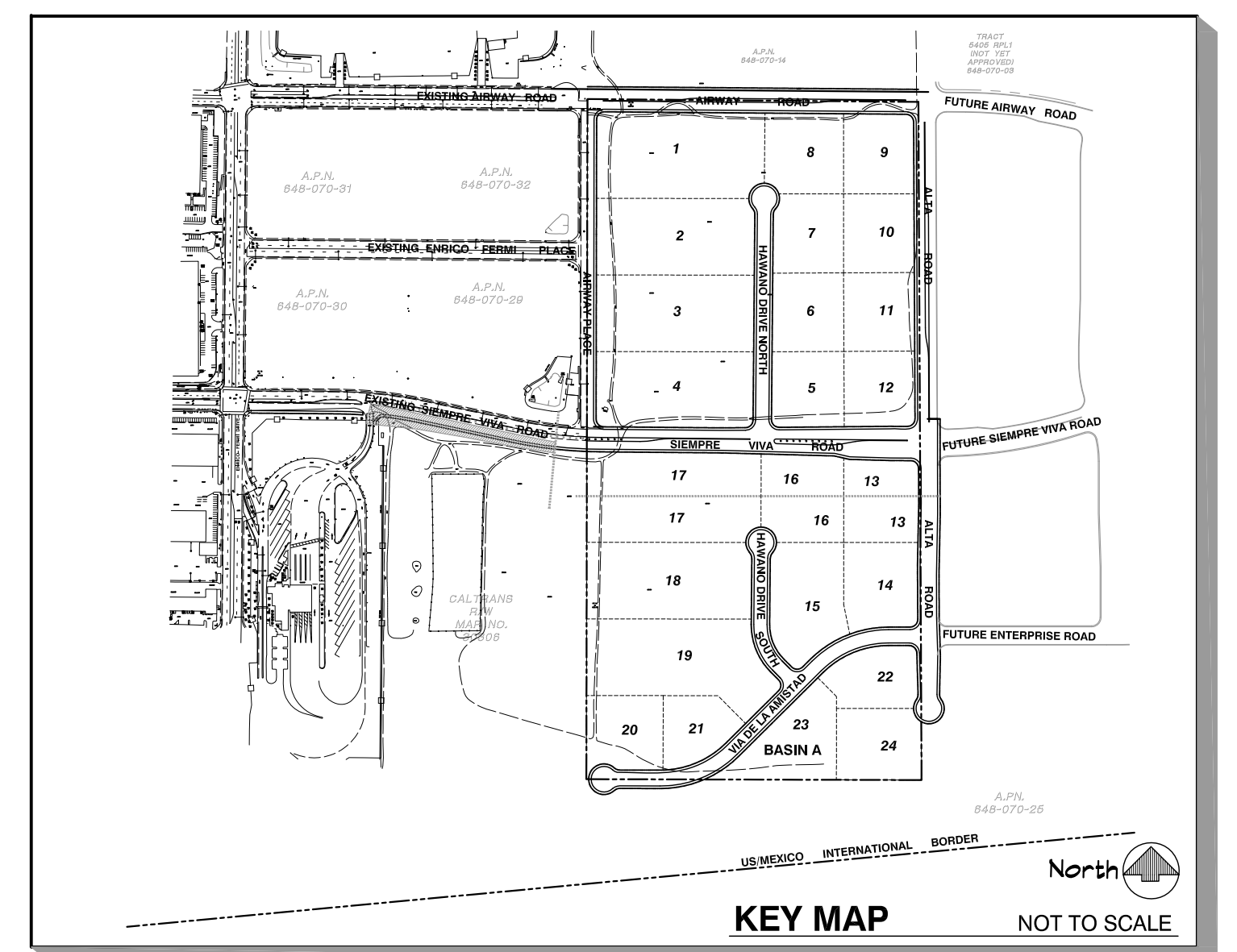
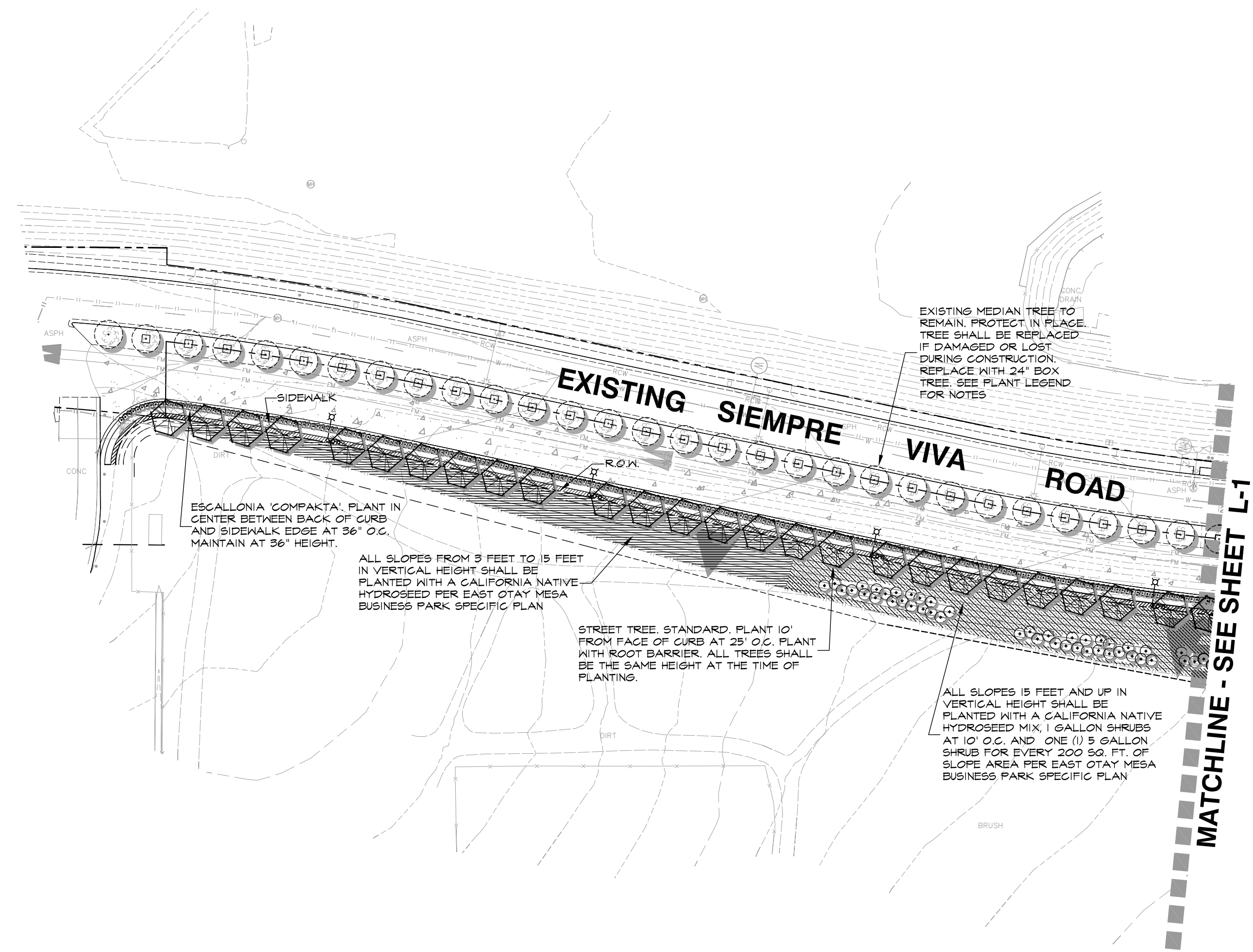
SAN DIEGO
HAWANO SUBDIVISION
COUNTY OF SAN DIEGO, CALIFORNIA

Date: 7-9-12
Scale: AS SHOWN
Drawn: MS
Job: 10-19
Sheet: **L-1**
of 4 Sheets

DECEMBER
AS SHOWN
095765000



095765000

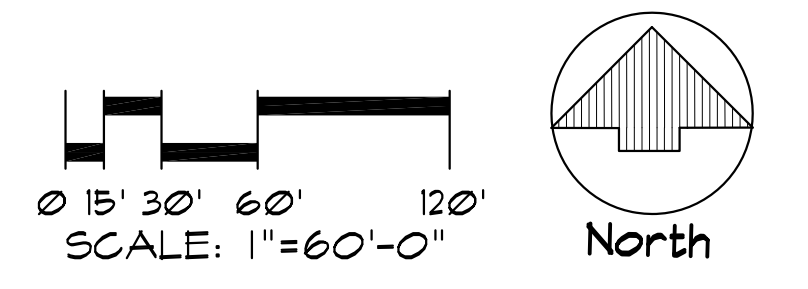


GRASS-LINED SHALE NOTE:
ALL WATER QUALITY VEGETATED SHALES SHALL BE PLANTED WITH SLOPE SAVER-2 HYDROSEED MIX.

MAINTENANCE NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ON-GOING LANDSCAPE MAINTENANCE OF THE PARKWAY AND MEDIAN PLANTINGS, DETENTION BASINS, VEGETATED SHALES, AND SLOPE PLANTINGS UNTIL SUCH TIME AS A MAINTENANCE DISTRICT IS FORMED.

NOTE:
LANDSCAPING AND VEGETATION SHALL COMPLY WITH THE HAWANO INDUSTRIAL PARK CONCEPTUAL FIRE PROTECTION PLAN DATED 6-30-10. ANY PROPOSED EXCEPTIONS, PROPOSED ALTERNATIVES, REQUESTS FOR CLARIFICATIONS OR OFFICIAL DETERMINATIONS MUST BE SUBMITTED TO THE RURAL FIRE PROTECTION DISTRICT FIRE CHIEF FOR APPROVAL.

SEE SHEET L-4 FOR PLANT LIST



PRELIMINARY LANDSCAPE PLAN
NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE • LAND PLANNING
9903 BUSINESSPARK AVE SUITE 100 • SAN DIEGO, CA 92131
TEL: (619) 693-8024 FAX: (619) 693-8822



REVISIONS	BY

Kinley-Horn and Associates, Inc.
© 2011 KINLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and Environmental Consultants
401 B Street, Suite 600
San Diego, California 92101
Tel: (619) 234-9411 Fax: (619) 234-9433

REGISTERED PROFESSIONAL ENGINEER
MATTHEW BARLOW
No. C62906
CIVIL
STATE OF CALIFORNIA

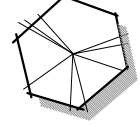
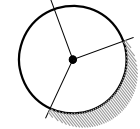

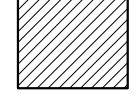
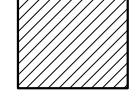
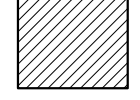
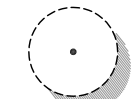
LANDSCAPE PRELIMINARY PLAN AND STREET SECTIONS

SAN DIEGO HAWANO SUBDIVISION
COUNTY OF SAN DIEGO, CALIFORNIA

Date:	7-9-12	DECEMBER
Scale:	AS SHOWN	AS SHOWN
Drawn:	MS	
Job:	10-19	095765000
Sheet	L-3	
of 4 Sheets		

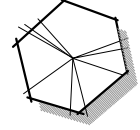
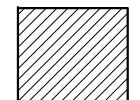
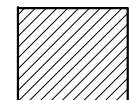
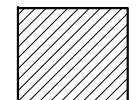
PLANT LEGEND

RIGHT-OF-WAY AND MEDIAN PLANTING FOR: SIEMPRE VIVA ROAD, GATEWAY ROAD - MAJOR, STREET AND MEDIAN TREES

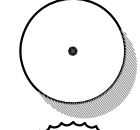
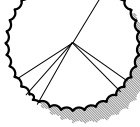

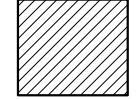
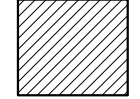
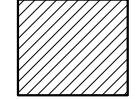
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 PODOCARPUS GRACILIOR (STREET TREE)	FERN PINE	24" BOX	STANDARD, PLANT 10' FROM FACE OF CURB AT 25' O.C. PLANT WITH ROOT BARRIER. ALL TREES SHALL BE THE SAME HEIGHT AT THE TIME OF PLANTING.
 ARBUTUS UNEDO 'MARINA' (MEDIAN TREE)	STRAWBERRY TREE	24" BOX	STANDARD, PLANT WITH A 5'X5' TREE GRATE PER SAN DIEGO REGIONAL STANDARD DRAINING L-4. SPACE 25' O.C. PLANT WITH ROOT BARRIER.
SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 ESCALLONIA 'COMPAKTA'	DWARF ESCALLONIA	5 GALLON	PLANT IN CENTER BETWEEN BACK OF CURB AND SIDEWALK EDGE AT 36" O.C. MAINTAIN AT 36" HEIGHT.
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12' O.C.
 MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12' O.C.
 SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12' O.C.
EXISTING MEDIAN TREES TO REMAIN			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	4" GALIPER	PROTECT IN PLACE. SEE NOTES BELOW AND ON PLAN.

EXISTING TREE NOTES:
ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE. ANY DAMAGED OR LOST EXISTING TREES DURING CONSTRUCTION SHALL BE REPLACED WITH A 24" BOX TREE OF THE SAME SPECIE


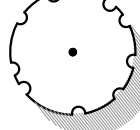
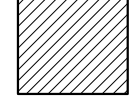
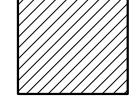
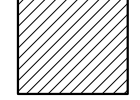
BUILDING SETBACK PLANTING FOR: SIEMPRE VIVA ROAD, GATEWAY ROAD - MAJOR, (BUILDING SETBACK TO BE CONSTRUCTED AT THE SITE PLAN STAGE BY THE FUTURE INDIVIDUAL LOT OWNERS).

TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 PODOCARPUS GRACILIOR	FERN PINE	24" BOX	STANDARD, CENTER BETWEEN STREET TREES AT 25' O.C.
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12' O.C.
 MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12' O.C.
 SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12' O.C.

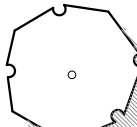
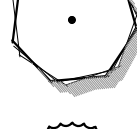
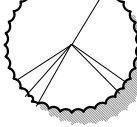

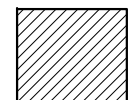
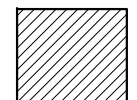
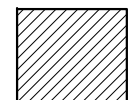
RIGHT-OF-WAY PLANTING FOR: AIRWAY ROAD AND ALTA ROAD (FROM SIEMPRE VIVA ROAD TO AIRWAY ROAD), MAJOR ROAD - NON GATEWAY

STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LIQUIDAMBAR STYRACIFLUA 'BURGANDY'	SWEET GUM	24" BOX	STANDARD, PLANT 10' FROM FACE OF CURB AT 30' O.C. PLANT WITH ROOT BARRIER.
 TIPUANA TIPU	TIPU TREE	24" BOX	STANDARD, PLANT 10' FROM FACE OF CURB AT 30' O.C. PLANT WITH ROOT BARRIER.
SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GALLON	PLANT IN CENTER BETWEEN BACK OF CURB AND SIDEWALK EDGE AT 36" O.C. MAINTAIN AT 36" HEIGHT.
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12' O.C.
 MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12' O.C.
 SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12' O.C.

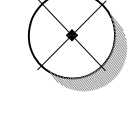
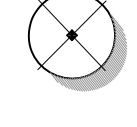

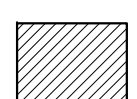
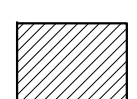
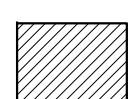
BUILDING SETBACK PLANTING FOR: AIRWAY ROAD AND ALTA ROAD (FROM SIEMPRE VIVA ROAD TO AIRWAY ROAD), MAJOR ROAD - NON GATEWAY, (BUILDING SETBACK TO BE CONSTRUCTED AT THE SITE PLAN STAGE BY THE FUTURE INDIVIDUAL LOT OWNERS).

TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	STANDARD, CENTER BETWEEN STREET TREES AT 30' O.C.
 POPULUS NIGRA 'ITALICA'	LOMBARDY POPLAR	24" BOX	STANDARD, CENTER BETWEEN STREET TREES AT 30' O.C.
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12' O.C.
 MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12' O.C.
 SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12' O.C.

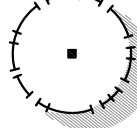




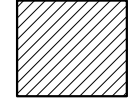
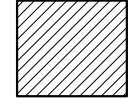
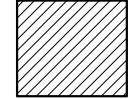
RIGHT-OF-WAY PLANTING FOR: HAWANO DRIVE SOUTH, HAWANO DRIVE NORTH, AIRWAY PLACE, VIA DE LA AMISTAD AND ALTA ROAD (BETWEEN VIA DE LA AMISTAD AND SIEMPRE VIVA ROAD), 2-LANE COLLECTOR.

STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 PYRUS CALLERYANA 'BRADFORD'	ORNAMENTAL PEAR	24" BOX	STANDARD, PLANT 10' FROM FACE OF CURB AT 25' O.C. PLANT WITH ROOT BARRIER.
 CUPANOPSIS ANACARDIODES	CARROT WOOD TREE	24" BOX	STANDARD, PLANT 10' FROM FACE OF CURB AT 25' O.C. PLANT WITH ROOT BARRIER.
 TIPUANA TIPU	TIPU TREE	24" BOX	STANDARD, PLANT 10' FROM FACE OF CURB AT 25' O.C. PLANT WITH ROOT BARRIER.
SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GALLON	PLANT IN CENTER BETWEEN BACK OF CURB AND SIDEWALK EDGE AT 36" O.C. MAINTAIN AT 36" HEIGHT.
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12' O.C.
 MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12' O.C.
 SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12' O.C.





BUILDING SETBACK PLANTING FOR: HAWANO DRIVE SOUTH, HAWANO DRIVE NORTH, AIRWAY PLACE, VIA DE LA AMISTAD AND ALTA ROAD (BETWEEN VIA DE LA AMISTAD AND SIEMPRE VIVA ROAD), 2-LANE COLLECTOR, (BUILDING SETBACK TO BE CONSTRUCTED AT THE SITE PLAN STAGE BY THE FUTURE INDIVIDUAL LOT OWNERS).

TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LASERSTROEMIA INDICA 'NATCHEZ'	GRAPE MYRTLE	24" BOX	STANDARD, PLANT IN GROUPINGS OF 11 TREES PER GROUP AND SPACE EVERY 100 FEET.
 GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	24" BOX	STANDARD, PLANT IN GROUPINGS OF 11 TREES PER GROUP AND SPACE EVERY 100 FEET.
 CERCIS OCCIDENTALIS	TIPU TREE	24" BOX	MULTI-TRUNK, PLANT IN GROUPINGS OF 11 TREES PER GROUP AND SPACE EVERY 100 FEET.
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12' O.C.
 MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12' O.C.
 SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12' O.C.















MAJOR INTERSECTION PLANTING (MAJOR INTERSECTION TO BE CONSTRUCTED AT THE TENTATIVE MAP (TM) STAGE)

STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 KOELREUTERIA BIPINATA	CHINESE FLAME TREE	24" BOX	STANDARD, PLANT IN GROUPS OF THREE.
SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 ANIGOZANTHUS 'BIG RED'	KANGAROO PAW	1 GALLON	
 LAVANDULA STOECHAS 'OTTO QUEST'	SPANISH LAVENDER	5 GALLON	
 PHORNIUM 'JACK SPRATT'	NEW ZEALAND FLAX	1 GALLON	
 CISTUS 'SUNSET'	ROCKROSE	5 GALLON	
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 LANTANA 'SPREADING SUNSHINE'	LANTANA	FLATS	PLANT AT 12' O.C.
 MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT AT 12' O.C.
 SENECIO MANDRALISCAE	KLEINIA	FLATS	PLANT AT 12' O.C.

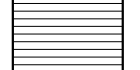
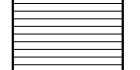
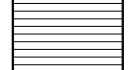
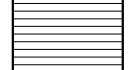
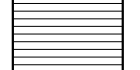
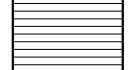
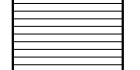
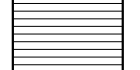
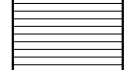
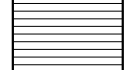
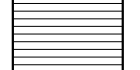
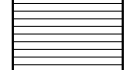
SLOPE AND DETENTION BASIN PLANTING

TREE			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	5 GALLON	STANDARD, SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT.
 QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GALLON	STANDARD, SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT.
 POPULUS FREMONTII	WESTERN COTTONWOOD	5 GALLON	STANDARD, SINGLE STAKE. PLANT AT RATE OF: 1 PER 200 SQ. FT. PLANT CUTTING GROWN MALE PLANTS.
SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 CEANOTHUS 'YANKEE POINT'	WILD LILAC	5 GALLON	PLANT AT RATE OF: 1 PER 200 SQ. FT.






SHRUBS AND CALIFORNIA NATIVE IRRIGATED HYDROSEED MIX FOR SLOPES 15 FEET AND HIGHER

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 CEANOTHUS 'YANKEE POINT'	WILD LILAC	1 GALLON	PLANT AT 10' O.C.
 ENGELIA CALIFORNICA	BUSH SUNFLOWER	HYDROSEED	3 LBS. PER ACRE.
 ERIOSONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	HYDROSEED	8 LBS. PER ACRE.
 GNAPHALUM CALIFORNICUM	CALIFORNIA GUDWEED	HYDROSEED	1 LBS. PER ACRE.
 HAPLOPAPPUS VENETUS	ISOCOMA	HYDROSEED	2 LBS. PER ACRE.
 LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELDS	HYDROSEED	1-1/2 LBS. PER ACRE.
 LOTUS SCOPARIUS	DEER WEED	HYDROSEED	3 LBS. PER ACRE.
 LUPINUS BICOLOR	LUPINE	HYDROSEED	3 LBS. PER ACRE.
 NEMOPHILA MENZIESII	BABY BLUE EYES	HYDROSEED	1-1/2 LBS. PER ACRE.
 PLANTAGO INSULARIS	INDIAN WHEAT GRASS	HYDROSEED	30 LBS. PER ACRE.
 NASSELLA PULCHRA	PURPLE NEEDLE GRASS	HYDROSEED	4 LBS. PER ACRE.
 ERIOPHYLLUM CONFERTIFLORUM	NCN	HYDROSEED	3 LBS. PER ACRE.
 SISYRINCHIUM BELLUM	BLUE-EYE GRASS	HYDROSEED	2 LBS. PER ACRE.
 BAILEYA MULTIRADIATA	DESERT MARIGOLD	HYDROSEED	2 LBS. PER ACRE.

CALIFORNIA NATIVE IRRIGATED HYDROSEED MIX FOR SLOPES BETWEEN 3 AND 15 FEET IN HEIGHT

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 ENGELIA CALIFORNICA	BUSH SUNFLOWER	HYDROSEED	3 LBS. PER ACRE.
 ERIOSONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	HYDROSEED	8 LBS. PER ACRE.
 GNAPHALUM CALIFORNICUM	CALIFORNIA GUDWEED	HYDROSEED	1 LBS. PER ACRE.
 HAPLOPAPPUS VENETUS	ISOCOMA	HYDROSEED	2 LBS. PER ACRE.
 LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELDS	HYDROSEED	1-1/2 LBS. PER ACRE.
 LOTUS SCOPARIUS	DEER WEED	HYDROSEED	3 LBS. PER ACRE.
 LUPINUS BICOLOR	LUPINE	HYDROSEED	3 LBS. PER ACRE.
 NEMOPHILA MENZIESII	BABY BLUE EYES	HYDROSEED	1-1/2 LBS. PER ACRE.
 PLANTAGO INSULARIS	INDIAN WHEAT GRASS	HYDROSEED	30 LBS. PER ACRE.
 NASSELLA PULCHRA	PURPLE NEEDLE GRASS	HYDROSEED	4 LBS. PER ACRE.
 ERIOPHYLLUM CONFERTIFLORUM	NCN	HYDROSEED	3 LBS. PER ACRE.
 SISYRINCHIUM BELLUM	BLUE-EYE GRASS	HYDROSEED	2 LBS. PER ACRE.
 BAILEYA MULTIRADIATA	DESERT MARIGOLD	HYDROSEED	2 LBS. PER ACRE.

NON-IRRIGATED HYDROSEED MIX FOR BOTTOM OF DETENTION BASIN AND DESILT BASIN PLANTING




BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 OENOTHERA ELATA HOOKERI	EVENING PRIMROSE	HYDROSEED	1 LBS. PER ACRE.
 ANEMOPSIS CALIFORNICA	YERBA MANSA	HYDROSEED	2 LBS. PER ACRE.
 FLUCHEA PURPURASCENS	SHEET SCENT	HYDROSEED	2 LBS. PER ACRE.
 LEYMUS TRITICOIDES	BEARDEE WILDRYE	HYDROSEED	10 LBS. PER ACRE.
 FESTUCA RUBRA 'MOLATE'	RED FOUNTAIN GRASS	HYDROSEED	8 LBS. PER ACRE.
 VULPIA MICROSTACHYS	SMALL FESCUE	HYDROSEED	3 LBS. PER ACRE.

HYDROSEED MIX AVAILABLE AT HYDRO-PLANT, INC AT (760) 744-7360

APPLY HYDROSEED MIX WITH:
WOOD FIBER AT 2,000 LBS. PER ACRE
FERTILIZER: 5-5-15 AT 200 LBS. PER ACRE
GUARGUM (SOIL STABILIZER) AT 120 LBS. PER ACRE.

VEGETATED SHALE PLANTING

HYDROSEED MIX FOR WATER QUALITY VEGETATED SHALES


BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 FESTUCA RUBRA	CHEWINGS FESCUE	HYDROSEED	50 LBS. PER ACRE.
 FESTUCA LONGIFOLIA	HARD FESCUE	HYDROSEED	25 LBS. PER ACRE.
 FESTUCA OVINA	SHEEP FESCUE	HYDROSEED	25 LBS. PER ACRE.

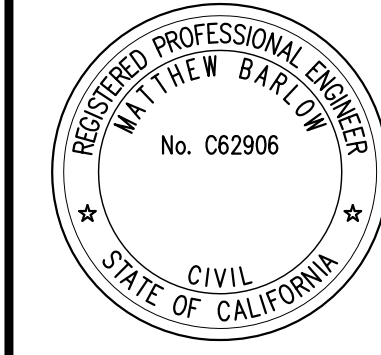
HYDROSEED MIX AVAILABLE AT AGRONO-TEC SEED CO. PHONE (909) 674-0658, SLOPE SAVER-2.

HYDROSEED MIX APPLICATION:
SEED RATE: 500 LBS PER ACRE.
MULCH: ECO FIBRE WOOD MULCH, 200 LBS PER ACRE.
BINDER: M-BINDER, 150 LBS PER ACRE.

NOTE: ALL MATURE TREES SHALL BE LIMBED UP 8 FEET AND ALL IMMATURE TREES SHALL BE LIMBED UP 8 FEET OR 1/3 HEIGHT WHILE GROWING PER FIRE PROTECTION PLAN.

REVISIONS	BY

**Kinley-Horn and Associates, Inc.**
© 2011 KINLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and Environmental Consultants
401 B Street, Suite 600 92101
San Diego, California
Tel: (619) 234-9411 Fax: (619) 234-9433

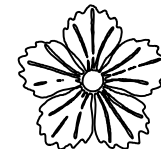


LANDSCAPE LEGEND

SAN DIEGO
HAWANO SUBDIVISION
COUNTY OF SAN DIEGO, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.



TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE • LAND PLANNING
9903 BUSINESSPARK AVE. SUITE 100 • SAN DIEGO, CA 92131
PH: (619) 693-8034 FAX: (619) 693-382

TDG JOB NO. 10-19

DATE: 6-7-12



Date:	7-9-12
Scale:	AS SHOWN
Drawn:	MS
Job:	10-19
Sheet	L-4

of 4 Sheets

DECEMBER

AS SHOWN

095765000